



Sandy City, Utah

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Meeting Minutes

Planning Commission

Dave Bromley
Monica Collard
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Jamie Tsandes
Steven Wrigley (Alternate)

Thursday, October 5, 2023

7:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_HpfrGD2SQyywpo_4J4AUA

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/83147615285>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866

(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/83147615285>

Webinar ID: 831 4761 5285

Passcode: 502807

5:15 PM EXECUTIVE SESSION

1. [23-402](#) General Plan Update Discussion

7:15 PM REGULAR SESSION

Welcome

Introductions

Pledge of Allegiance

- Present** 5 - Commissioner Jamie Tsandes
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner David Hart
Commissioner Cameron Duncan
- Absent** 3 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Ron Mortimer

Public Meeting Items

2. [SUB0830202](#) South Towne Center Mall Subdivision 2nd Amended (Commercial Subdivision Amendment)
[3-006600](#) 10450 S. State Street
[Commercial Area, Community #9]

Attachments: [Staff Report](#)
[Exhibit "A" - Application Materials](#)

Mike Wilcox introduced this item to the Planning Commission.

Jason Boal with South Towne Mall, said they've returned to subdivide five additional parcels.

Cameron Duncan asked if the first plat has been recorded.

Jason Boal said they anticipate it being recorded soon.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Steven Wrigley asked if the parking is part of the mall.

Jason Boal said some parcels have parking and some do not and they are currently recording a cross access agreement.

Steven Wrigley asked if the parcels will have their own parking.

Jason Boal said through the agreement they'll have their own parking.

A motion was made by Cameron Duncan, seconded by David Hart, that the Planning Commission determined preliminary review is complete for the South Towne Center Mall Subdivision 2nd Amended plat located at 10450 S State Street based on the two findings and subject to the four conditions detailed in the staff report with an amendment to conditions 1 & 2 to reference Final Subdivision Review process and not Final Site Plan Review process.

Yes: 5 - Jamie Tsandes
Daniel Schoenfeld
Steven Wrigley
David Hart
Cameron Duncan

Absent: 3 - Dave Bromley
Monica Collard
Ron Mortimer

7:25 PM WORK SESSION

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3. [CUP1228202](#) [1-006239](#) [\(WS\)](#) Sego Lily and 1300 East Mixed Use Development (Conditional Use Permit)
10165 S. 1300 E.
(Community #17, Willow Canyon)

Attachments: [Vicinity Map](#)
[Neighborhood Meeting Minutes](#)
[Neighborhood Meeting Public Comments as of 9-28-23](#)
[Staff Report on Interpretation Question](#)
[CUP Application Materials](#)
[Minutes From 8/3/23 PC Mtg](#)

Mike Wilcox introduced this item to the Planning Commission.

Wade Budge, 15 W South Temple, gave an overview of the project.

David Hart asked what the floor to floor heights are.

Wade Budge said he will find out.

Chris Swanson, 4954 Fairview Drive, Holladay, shared his background and experience in development and feels that this project does quality as mixed use.

Cameron Duncan asked what is the percentage of retail.

Chris Swanson said it's probably 15-20,000 square feet of retail and then the work units.

Cameron Duncan asked what types of uses are expected.

Chris Swanson said retail that is smaller in scale and fits a neighborhood format like food, smoothie, coffee or neighborhood drug store.

Steven Wrigley asked that the analysis done determined that this project will fit 15-20,000 square feet of commercial.

Chris Swanson said yes.

Steven Wrigley said that their project will only support 6% commercial and asked if they are relying on the remaining businesses in the area to support.

Chris Swanson said the residential that will come in will liven the area.

Steven Wrigley said that the project will only support 6% commercial.

Wade Budge said it's 10.36%.

Steven Wrigley said they are proposing an apartment building.

Chris Swanson said mixed use comes in many formats and gave examples of projects he's worked on.

Steven Wrigley said the unit looks good but the location does not support retail and what they've done is put in apartment building in a commercial location.

Chris Swanson said there is retail on the bottom and this is how it's being done all over the country.

Steven Wrigley asked if there were restrictions when the zone was changed.

Mike Wilcox said the council approved the zone change ten years ago and limited gas stations to this area.

Steven Wrigley asked if the five story building was changed to three story.

Jason Boal said yes, it's a podium design with two stories of parking and three stories of living units.

Chris Swanson said in mixed use projects the podium type product tends to drive more commercial.

David Hart asked what type of commercial uses are going in.

Chris Swanson said the majority uses will be food but could also include entertainment, drop off cleaner, pharmacy.

David Hart asked if they'd be drive by or destination.

Chris Swanson said both.

David Hart asked what their plan is to attract non residents to the commercial since there isn't any parking or access unless you drive into the property.

Chris Swanson said the exposure to the corner is key along with signage is prominent enough.

David Hart said this location doesn't have access to 1300 East.

Wade Budge said the corner has great visibility with corner signage and there's one way in on 1300 E and one way out.

Chris Swanson said he disagrees with Wade Budge in that anytime you have a corner property you have access issues and the accesses they have are not ideal but they are adequate to support the retail.

Daniel Schoenfeld asked what would make it more ideal.

Chris Swanson said it's normal nowadays because you can't get accesses right off the corner and parking in front of the retail is normal because people want to go in and out.

Daniel Schoenfeld asked if the right turn in would support the retail.

Chris Swanson said the retail has adequate circulation for those wanting to support retail.

Daniel Schoenfeld asked for Chris Swanson's opinion on why the parking would not support additional commercial.

Chris Swanson said it's the site and location that does not support more retail.

Steven Wrigley asked if any changes were made to the seven units that are live/work office space which the City said weren't big enough.

Wade Budge said the units are 450 sq feet on the floor which people will utilize the ground floor as their work space.

Chris Swenson said 450 sq feet is adequate for your work space if you're living on top.

Steven Wrigley brought up the traffic concerns and asked Wade Budge how he plans on dealing with it.

Wade Budge said they hired Hales Engineering to conduct a traffic study and said that mixed use has the least amount of traffic compared to retail use and office use. He also said that the north entrance right in, right out has been heavily explored and they don't see that changing.

Steven Wrigley said that making a left turn on Segoe Lily is almost impossible during peak hours, is a major concern and people avoid that area.

Wade Budge said they are aligning the back access with Alta Canyon shopping center.

Cameron Duncan asked Brittney Ward if she's aware of the current situation on 1300 E and Segoe Lily.

Brittney Ward, Sandy City Traffic Engineer, said the study by Hales Engineering is not completed or approved yet and there are existing issues with traffic along the frontage of this development.

Cameron Duncan asked Brittney Ward if the traffic study by Hales Engineering will include how the signals are currently functioning, what impact it has and how to mitigate that.

Brittney Ward said yes and further explained what traffic studies include.

David Hart said there's a couple of ways to accomplish a mixed use development. One way is to keep it all on the property, which is what the applicant is trying to do. Another is to work out a master plan with a group of properties. He understands the library is willing to work with the applicant, the property to the east is not interested and the letter received from the retail property across the street has no current plans to work with the applicant. And it looks like everything will be done on this property since they haven't been able to create a master plan with surrounding properties.

Mike Wilcox said the applicant hasn't shown anything going beyond their site and incorporating any other sites which was part of the motion during the last Planning Commission meeting.

David Hart said he's still struggling with the small amount of commercial the site and doesn't see any real effort to try and collaborate with the retail property to the south which he asked them to work out.

Wade Budge said that David Hart's characterization of Alta View Retail center's letter is

incorrect and read it out loud.

David Hart asked what have they done to collaborate with them.

Wade Budge said they've engaged in discussions and that they support a project to bring vitalization to the area.

David Hart asked if they're interested in doing anymore than that.

Wade Budge said they don't presume to have all the answers and that this is not a rezone request but a conditional use request and under state law their request will be approved. This use is also the least impactful to the area.

Daniel Schoenfeld opened this item for public comment.

Joyce Walker, 2486 E Segoe Lily Dr, said 1300 E is not pedestrian friendly and shared several concerns and is not in support of this project.

Alex Beseris, 2219 E 10140 S, shared concerns all relating to traffic.

Paul Godot, 10359 S Eagle Cliff Way, is not in favor of project.

Diane Nicholson, 2026 E Ashley Ridge Road, said she walks from her house to the Smith's shopping center a few times a week and said traffic is very bad and the existing retail is struggling and adding more retail is not going to be viable.

Carrie Wrigley, 10190 Flanders Road, is against this proposal.

Bob Thompson, 1362 E Jasmine Ave, shared several concerns all relating to traffic.

Brodie Reid, 10147 S Snow Iris Way, said this project does not work for this lot and shared his concerns with this project.

Nancy Mortensen, 2443 E Jessica Lane, shared her concerns regarding traffic that this project will bring.

Pat Thompson, 1362 E Jasmine Ave, said this project affects residents outside of the 500 ft noticing area, shared concerns about traffic and finds it reprehensible that residents are being told the developer is entitled to develop this land.

Mike Wilcox said the zoom link on the notice was not working and will provide information to the public so they can listen to the meeting.

Daniel Schoenfeld closed this item to public comment.

Jamie Tsandes said she looks forward to hearing how the applicant is working with the retail property to the south and how their discussions with GSBS are going.

Administrative Business

1. Minutes

An all in favor motion was made by David Hart to approve the meeting minutes from 09.21.2023.

[23-396](#) Minutes

Attachments: [09.21.2023 Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[23-395](#) Development Report

Attachments: [10.05.2023 DEV REPORT](#)

3. Director's Report

Adjournment

An all in favor motion was made to adjourn.

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Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

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